Development Management - Delegated Officer Report

Application Number: **AWDM/0662/11** **Recommendation – APPROVE**

Site: **57 Hawkins Road Shoreham-by-Sea West Sussex BN43 6TH**

Proposal: **Extension to rear of garage (including demolition of greenhouse); addition of pitched part-tiled roof and addition of 21 photovoltaic panels on south-facing slope.**

Date of site visit: 26.09.11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal
The application relates to a detached hipped roof bungalow located on the eastern side of the road, on ground that slopes up to the north. The bungalow is served by a shared drive on the north side of the dwelling, leading to a detached flat-roof garage at the rear of the property. The dwelling has also a large flat-roofed extension across the rear, and behind the existing garage a greenhouse.

Permission is sought for the demolition of the existing greenhouse, and extension of the existing garage, to enable the erection of a dual pitched roof above for the installation of 21 of pv solar panels, on the south facing slope, the north facing slope would be tile hung. The garage would be extended by 4.7m to the rear to replace the greenhouse which is 4.5m in length. The proposed pitched roof would have an offset apex slightly to the north to enable the mounting of the solar pv panels at a more ideal angle. The apex would be 3.8m in height, and would have a ridge which runs the entire length of the extended garage (13m). The solar panels would be mounted in a rectangular block 3 panels high by 7 panels wide. The individual panels would be 808mm high, by 1580mm wide, with a total surface area of 26.8sqm

The adjacent neighbour to the north (No.55) is also served by the driveway and has its own detached flat roof garage located 1.7m in front of the application garage, It has a small rear conservatory on the southern side. To the south is No.59, a similar style bungalow on lower ground also extended with a rear flat-roofed extension.

Consultations and Representations

Third Parties: There have been no third party objections regarding the application.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005) and Supplement 'Planning and Climate Change'
PPS22 'Renewable Energy' (ODPM 2004) and Companion Guide (ODPM 2004)

Planning Assessment

Policies

The supplement to PPS1 recognises the urgent need for action on climate change. Both PPS1 and PPS22 state that the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material planning considerations that should be given significant weight in determining whether proposals should be granted planning permission. Planning authorities are advised not to require applicants for energy development schemes to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location.

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or an overbearing effect on neighbouring dwellings; they should be of sympathetic design and materials to the original dwelling and the area in general; the proportion of garden area taken by the proposal should not be excessive having regard to the character of the area; and it should comply with the Council's adopted standards.

Visual amenity
After negotiation with the neighbours at the pre-application stage the proposed additional roof above the garage would have a dual-pitched roof with front and rear gables. The northern roof slope would be tile hung including a ridge tile, and only the front and rear gables would be clad in uPVC. The southern slope will be mainly clad in the pv panels. The overall design has an off set ridge which would be slightly unusual in appearance from the front, is considered that as it would be set back so far from the road (24m), and views of it would only be in the most direct of angles, that it would not detract particularly from the appearance of the dwelling or the surrounding streetscene.

Residential amenity
The 21 blue moncrystalline panels are effectively designed to absorb the suns energy and as such there is expected to be a limited amount of reflection from them.

The projecting roof slope would be visible from the south, however the neighbour is on lower ground level and the boundary between the two sites is

a 1.8m wall, with some shrubs and plants partially screening where the roof would be located. There is clear separation between the rear extension of No.59 and where the garage would be, and views would be particularly oblique. It is not considered that the extended roof with the pv panels mounted on them would appear overbearing or have an adverse impact on the outlook from the rear of No.59 to the south.

With regards to the outlook from the rear of the neighbour to the north (No.55), their own garage sits in front of the application garage by 1.7m, and will as a result, help to screen the additional height of the roof. The garage whilst being extended by 4.7m to the rear, will have a similar footprint to that of the existing garage and greenhouse arrangement currently on site. The only additional bulk will be the height of the roof itself. The ridge of the roof as described above will be 13m, with a ridge height of 3.8m from ground level and 1.3 above that of the existing flat roof. Whilst ordinarily this may be considered to be overbearing, the roof itself does slope away from the boundary with No.55, and will have the additional benefit of being finished in a sympathetic tile. Given that the proposals will be screened by the existing garage arrangement and that the footprint of the proposals remains the same, it is considered that the impact on the garden area and outlook of No.55 would, on balance, not be so significant as to warrant refusal in this case.

Recommendation

APPROVE for the reason that:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7), or national planning guidance which seeks to promote and encourage small scale renewable energy proposals (PPS1 Planning and Climate Change supplement, PPS22).
Subject to:

1. C1Ci (Standard time limit)
2. C12Ei (materials to match) amended to include roof tiles of garage.
3. The solar pv equipment hereby approved shall be removed as soon as reasonably practicable when no longer in use for the microgeneration of electricity, and a matching roof tile or other suitable material shall be installed in their place, details of which must be agreed in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the ADLP.*
4. C1E3 (Approved Plans)
   Drawing No: CH446/001 A. Date Received: 07.10.11.
   Drawing No: CH446/003 B. Date Received: 07.10.11.
   Drawing No: CH446/004 A. Date Received: 07.10.11

Is recommendation contrary to letter(s) of representation? No

Case Officer: Carlos Hone Date: 10.11.11

Authorised by: Jo Morin Date: 10.11.11